

028.A

Map

0001

Block

0020.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 844,600 /

USE VALUE: 844,600 /

ASSESSed: 844,600 /

Total Card /

Total Parcel

844,600

844,600

844,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		EVERETT ST, ARLINGTON

OWNERSHIP

Owner 1:	LAMB PETER A &
Owner 2:	COFFEY ERIN T
Owner 3:	
Street 1:	43 EVERETT STREET #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	WALZER JANET -
Owner 2:	SHAW FRANK -
Street 1:	43 EVERETT STREET #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1815 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7147																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	840,700	3,900		844,600
Total Card	0.000	840,700	3,900		844,600
Total Parcel	0.000	840,700	3,900		844,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	465.34	/Parcel:	465.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	828,200	3900	.		832,100	832,100	Year End Roll	12/18/2019
2019	102	FV	736,200	3900	.		740,100	740,100	Year End Roll	1/3/2019
2018	102	FV	652,100	3900	.		656,000	656,000	Year End Roll	12/20/2017
2017	102	FV	595,300	3900	.		599,200	599,200	Year End Roll	1/3/2017
2016	102	FV	511,400	3900	.		515,300	515,300	Year End	1/4/2016
2015	102	FV	472,600	3900	.		476,500	476,500	Year End Roll	12/11/2014
2014	102	FV	451,100	3900	.		455,000	455,000	Year End Roll	12/16/2013
2013	102	FV	451,100	3900	.		455,000	455,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALZER JANET,	65892-312		8/11/2015		665,000	No	No		
LAVOIE JEANNINE	44986-488		4/13/2005		500,000	No	No		
VEO LAURA	29528-084		12/16/1998		272,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2014	1216	Manual	3,506		9/18/2014			insulation

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

## EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	10 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

## GENERAL INFORMATION

Grade: C+ - Average (+)			
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	.
Const Mod:			
Lump Sum Adj:			

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1930	27.50	T	30	102			3,900			3,900